

## Water and Sewer Standby Fees

### **Background:**

The Uniform Standby Charge Procedures Act authorizes any local agency that provides water or sewer services to impose a standby charge in connection with the provision of that service. A standby charge is a fee that is applied to improved and unimproved properties to ensure that adequate water and/or sewer service will be available for that parcel when needed. The District's Standby charges appear on the property tax bills.

### **What Properties are Subject to a Standby Charge?**

Undeveloped properties that are not using water or sewer services are typically subject to a standby charge. These fees provide equity between existing ratepayers and future customers by spreading the cost to maintain water and sewer systems to owners of unimproved property that may eventually develop. However, standby charges may also be imposed on developed properties to finance water and sewer service expansions, recycling projects and conservation programs.

### **Who Authorizes the Standby Charge?**

Standby charges are initially authorized for collection on the county property tax bills through public notice and hearing requirements. For ongoing standby charges, public notice and hearing requirements are not required unless rates are increasing. If more than 40% of property owners protest, the charge must be put on hold until the following year, or put out to a vote of affected property owners.

### **How is the Annual Charge Determined?**

The charge may be imposed on an area, frontage, or parcel basis, or a combination of these. Property owners are typically charged per acre of land. For example, a standby charge in the EVMWD Regional division would be \$10/acre. The formula is established and specified in the original documents on file at the District, which are open to the public. For a list of current divisions and fees, visit <https://www.evmwd.com/customers/customer-service/rates-fees>.

### **How Long Will the Charge Continue?**

As long as it continues to be authorized, the standby charge is applied to unimproved properties each year. Once the property is developed, the charge will cease, and normal service rates will apply. If developed properties are charged a standby fee to finance growth or special projects, the standby charge normally continues until the project is fully funded.

### **How Do I Apply for Exemption from these Charges?**

The District uses the County Assessor's records to determine which parcels are eligible for the standby charges. However, there is a Standby Exemption Application that can be submitted to the District for consideration. Customers requesting an exemption can contact EVMWD's Finance department at (951) 674-3146 ext. 8362 or email the completed form to [standby@evmwd.net](mailto:standby@evmwd.net).